

## LANDLORDS NOW NOT FARMERS

UNCLE REBE IS MOVING TO TOWN AND LIVING ON HIS RENTS.

A New Phase of Western Agricultural Life Which is Worrying Some Professors—They're Afraid Prosperity is Ruining the Man Who Guided the Plow.

LINCOLN, Neb., March 12.—Nebraska's theoretical economists are alarmed over a new and rather unique phase which they call "the menace of landlordism in the West."

It's all because the Western farmer has insisted on raising such bumper crops for the last five or six years, and the rest of the world has forced him to accept large prices for what he has produced. It has now become an aphorism that the farmer who owns Nebraska or Kansas land is a rich man and could get richer, but is at present rich enough to retire from following the plow.

Several of the professors at the State University have been giving little talks recently about what they declare is a bad thing for the country. The bad thing is that a farmer gets rich before he gets old. Each spring and fall there is a big heira from the farms to the towns and cities where the wheat and corn are sold. The wheat fields and corn fields are to be seen and the children. Most of these men expect to and do live on the rentals from their farms. In the eastern section of Nebraska a good quarter section is worth, according to its improvements, from \$5,000 to \$10,000. It is comparatively easy for its owner to get from \$500 to \$800 a year rent in cash, or, if he is willing to take chances of a crop, to do even better by making it grain rent, a third of the crop.

Usually a farmer isn't satisfied to retire unless he has a half section, and this gives him income enough in a town to give the boys and girls a run for their money and, with his simple tastes, to live well.

This, the horrified professors say, will lead to the degeneration and demoralization of the Western farmer, and will soon place agricultural conditions on the same level as in England, Germany and Austria, with landlords living in luxury in the cities and the tenantry impoverished. Usually, however, there is not much of the bloated bondholder about the retired farmer as he appears to-day, though possibly the second generation from these old money bags will be a different condition.

It is worthy of more than casual note that there has been a great shifting of population in the great grain belt in recent years. A great many farmers have gone to the towns and cities. This is not, as it once was, a heira of the boys and girls alone, but of the whole family. In their places there have gone many from the cities and towns, men who have been witnesses of the big money made by the agriculturists, men who have seen the farmer get enough for his wheat crop or his alfalfa cuttings to pay the cost of another quarter section.

Most of the tenants, however, are boys from the adjoining farms, who, as they grow of age, marry and start out on their own. The trouble with the professors' logic is that few of these hustling fellows long remain renters. If the owner won't let them, they will find a way to get out. There has been a tremendous lot of these sales this spring, so many as to cause general comment.

One unique feature of the recent tendency to landlordism is that in a number of cases where long leases have been given the original renter has found it profitable to imitate his lessor by subletting the land and doing a little tiding himself, while he collects the advance in rents, due to the high prices of food products and abundant crops.

Well-to-do men say that half of the farms of Iowa and 25 per cent. of those in eastern Nebraska are being operated by tenants, and that the tendency is to an even greater increase. These farms are not all owned by retired farmers. Eastern investment companies which were compelled to take over some of their pledged lands are holding them as better than gilt-edged bonds, and many townspeople put their savings into farms when they were to be had for a song five and six years ago.

Stories are coming into the State Agricultural Society's headquarters about big profits made in alfalfa growing. It is a rival those told last summer about the wheat yield and the returns. In some instances six and even seven crops were raised and sold, with net results of from \$25 to \$100 an acre. The secretary tells a story of a Kansas man, one Cottrell, who has been preaching alfalfa everywhere in central Kansas one night he stopped with a dependent farmer. He had tried corn and found it wouldn't thrive; his wheat was also a failure.

"Guess I'll pack up and go back to my wife's relations in Illinois," he said.

"Ever tried alfalfa?" asked Cottrell.

"Nope."

"Then don't bother your wife's folks until you have done so. They probably haven't got more than enough themselves to winter on."

Cottrell kept his promise. A few years later he passed that way again, and stopped to see his former acquaintance. The wife recognized him at the door.

"You're the alfalfa man, ain't you?" she said interrogatively.

"Yes."

"Well I don't know whether I ought to let you in or not."

"Why, didn't the seed I sent you grow?" he asked.

"Grow? Why, man, the trouble is we've been havin' ever since and never had time for anything else."

PHI DELTA THETA.

Large Clubhouse to Be Built in This City Officers 4 chosen.

The annual Founders' Day banquet of the Phi Delta Theta Alumni Club of New York was held at the Marlborough Hotel last night. Over one hundred and forty members of the fraternity attended, including the thirty-five members of the service chapter at Columbia University.

Prof. Charles H. Johnson, of the University of Chicago, was the guest speaker. He spoke on the "The Fraternity of the Future." Among the speakers were Charles N. Bennett of the Congressional Information Bureau, Washington; Geo. Lee Fairchild, Fairchild &amp; Co., New York; Albert H. Lewis, E. A. Drumm, and Mr. Marshall A. Howe of the New York State Bar Association.

Prof. Johnson announced that a movement was on foot to build a large clubhouse in the city and his report was received with great enthusiasm.

These officers were chosen: President, Prof. Charles H. Johnson; Vice-President, Albert H. Lewis; Secretary, Marshall A. Howe; Treasurer, E. A. Drumm; and Recording Secretary, Howard M. Van Hook.

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## GLEASON'S OLD STRONGHOLD.

A Long Island City Building Once City Hall, Saloon and Court.

With the demolition of what is known as the old Gleason City Hall to make room for the proposed new hall for the borough, a curious story will disappear one of the landmarks of the stormy days of old Long Island City.

Piled together in happy confusion at one time in the building were the Treasurer's office of Long Island City, the Common Council room and various other departments, while the police court and a saloon occupied adjoining rooms on the ground floor. Business in the saloon went on day and night.

Many stories are told of the old-time Police Court Justices. When a player was needed in the saloon to make up a four-handed game of poker it is said the bartender would slip into the court room and apprise the Justice of the situation and the Justice would disappear for a few minutes. The Justice would be found in the saloon, and the game would go on.

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## WILL FIGHT FOR "IOWA IDEA."

GOV. CUMMINS SERVES NOTICE ON REPUBLICAN PARTY.

He Means to Have a Tariff Revision Plank in the Platform of 1904 If He Can Force It—Would Treat Trusts as Outlaws—His Visit to the President.

DES MOINES, Ia., March 14.—"I intend to do whatever lies in my power to introduce into the National platform the thought to which the Republicans of Iowa have already given utterance."

In these words Gov. A. B. Cummins formally launches his campaign to graft the "Iowa idea" into the National Republican platform of 1904.

His speech at the Republican county convention here this afternoon had special significance from the fact that he was recently summoned to Washington by President Roosevelt and there held three long conferences relative to national politics.

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## AS TO PERMANENT ORCHESTRA.

How It Came That the Plan Was Given Up—Mr. Damrosch Thanked.

Harry Harkness Flagler, secretary of the Permanent Orchestra Fund Committee, has issued the following statement:

TO THE EDITOR OF THE SUN:—Sir: At a meeting held Feb. 28, the Philharmonic Society definitely rejected the plan presented by the committee representing the Permanent Orchestra Fund, and inasmuch as there has been from time to time in the press reference to this matter and comment upon it, the committee deem it wise to present through the columns of THE SUN the conditions which gave rise to the movement and something of its plan and scope.

The idea of increasing the efficiency of the Philharmonic Orchestra by means of a four-year guaranty fund which should be used for the purpose of subsidizing for certain important parts players of greater ability than are at present included in the orchestra, emanated from Harry Harkness Flagler, secretary of the Permanent Orchestra Fund Committee, and met with the approval of the President, Mr. Carnegie, who agreed to give \$5,000 of the yearly sum of \$15,000 which it was desired to raise, on the condition that the members of the orchestra should contribute 5 per cent. of their salaries to the fund. It was, however, found difficult to raise the remainder of the amount, and the plan was abandoned.

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## PHILADELPHIA POISON SHOP.

POLICE TRYING TO LAY TWENTY MURDERS TO HASSEY.

All Physicians Who Live Near the Herb Doctor Asked to Tell About Strange Deaths—Mrs. Williams Confronted With the Negro—His Own Story Told.

PHILADELPHIA, March 14.—The police are trying to fasten a score of murders upon George Hassey, the negro herb doctor who, they assert, operated a murder mill at which lives could be snuffed out for prices ranging from \$10 up. Developments as startling as those in the celebrated Holmes case are promised.

Confirmation of the story that the rald on Hassey's herb shop was due to an effort to find out where John and Anna Williams, now awaiting trial on the charge of murder, purchased the arsenic alleged to have been used in the killing of their two children, was secured yesterday. Mrs. Williams was brought up from Moyamensing Prison and confronted with Hassey in the presence of an assistant District Attorney and two detectives.

"Did you ever see this man before?" she was asked.

"I don't know," replied Mrs. Williams sharply. Then she turned to Hassey and said: "Are you the man we engaged to take our ashes away when we moved into 1135 Vienna street?"

"I never saw you in my life," replied Hassey.

Hassey's connection with the Williams case the Central Office absolutely refuses to discuss. "We're sure of our ground in the Williams case," was an Assistant District Attorney Thayer yesterday said.

The chemist, who declares the "slow powder" supplied by Hassey were rich in arsenic and who is testing the viscera of the late William J. Danz for poison, had a long consultation with the acting District Attorney this morning.

Every physician within a radius of half a mile of Hassey's home has been summoned to give evidence as to mysterious deaths among his patients.

This man Hassey has been dispensing "slow powder" for ten years," said Mr. Thayer to-day. "No one can tell the number of his victims. We have already under investigation three cases. In our raid on the house we have found memoranda giving the names of the herb doctor's patients. All are being looked up. He has made his arrest many incriminating statements."

To the Sixty correspondent Hassey to-day said: "I am no poisoner. I'm an herb doctor. I cure people, not kill 'em. My mother was an herb doctor before me, and I have made medicines for thirty years. The principal thing I give my patients is a mixture of swamp root, sassafras, wild cherry, princess pine, snake root and half an ounce of mandrake. I always gathered the herbs myself and mixed 'em up according to the receipts my mother taught me."

Concerning Detective Gavin, who says Hassey wanted him to kill his wife, the herb doctor said: "Gavin came to me and said he had kidney disease. The medicine I gave him was such and such. He came back and said it did him good. Then he said: 'But that's not what I came to see you for. My wife is dying. I want you to help me. I'm thinking I'll get a divorce.'"

"I did tell him not to get a divorce and to bring me three strands of her hair and a lock of his wife for him. I meant I would work a charm so she would stop drinking. The powder I gave him was part of the charm. He gave me his hair. He lies if he says so."

"What were you doing with that poison?" he was asked.

"I needed it for rain," he answered. "Of course I do," answered the voodoo doctor promptly.

Harry J. Scott, attorney for Mrs. Danz, denounces her arrest and says there is no evidence against her.

"I shall apply at once for her release on a writ of habeas corpus," he said.

## ART SALES AND EXHIBITIONS.

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